

AGENDA
CITY OF RIVERSIDE
CITY PLANNING COMMISSION
1,876th Meeting



9:00 a.m. February 17, 2005
COUNCIL CHAMBER, CITY HALL
3900 MAIN STREET

COMMISSIONERS: Agnew, Brown, Comer, Densmore, Kurani, Leonard, Norton, Singletary, Stephens

PLEASE NOTE: The scheduled hearing times are approximate. No item will be heard before its scheduled time but may be heard later in the meeting.

City Planning Commission action on all items may be appealed to the City Council within ten calendar days for zoning cases and fifteen calendar days for maps. Contact the Planning Department for further information.

State law restricts the Planning Commission from taking action on an item unless it has been included on an agenda and posted at least 72 hours in advance of a meeting or unless the matter falls within one of the narrow exceptions. Consequently, any item not listed on this agenda will normally have to be delayed until the item can be made part of a posted agenda. Additionally, significant changes to a project made subsequent to posting of the agenda and not addressed in the Planning Commission staff report will result in continuance of that item in order to allow for adequate review by the Commission.

Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by Section 202 of the Americans with Disabilities Act of 1990. Any person with a disability who requires a modification or accommodation in order to participate in a meeting should direct such request to the City's ADA Coordinator at (951) 826-5269 or TDD at (951) 826-2515 at least 48 hours before the meeting, if possible.

THE FOLLOWING BUSINESS TO BE CONDUCTED

A. **PLANNING/ZONING MATTERS FROM THE AUDIENCE** - 9:00 a.m.

If there is no one from the audience wishing to speak, the Commission will move to the Consent Calendar. Any discussion during this portion of the agenda will be restricted to no more than 15 minutes. Further discussion of any matter beyond 15 minutes will be continued to follow the public hearing calendar or scheduled for a later agenda.

B. **CONSENT CALENDAR** - 9:00 a.m.

The following items will be acted upon with one motion and without discussion as recommended by the Planning Department unless a member of the Planning Commission or the audience requests that any item be considered individually. Prior to voting the Consent Calendar, the Chairperson will ask the Commission and the audience if any item need be discussed.

1. **PLANNING CASE P04-1574:** Time extension request of Theodore Bates, on behalf of the Riverside Congregation of Jehovah's Witnesses, Magnolia Branch, for a conditional use permit (formerly CU-038-012) to establish a 5,000-square-foot religious assembly building and convert an existing 2,437-square-foot building into a residential care takers unit with a new, detached two-car garage on 2.63 acres located at 6674 Arlington Avenue, situated on the south side of Arlington Avenue between Monroe Street and Texas Avenue in the R-1-65 — Single Family Residential Zone.
2. **PLANNING CASE P04-1544:** Proposal by MBK Homes for a one-year time extension for Planned Residential Development PD-006-023, an approved 30 unit planned residential development consisting of 30 three and four bedroom single family detached residences together with parking, private and common open space on approximately 4.27 acres of vacant land at 6259 La Sierra Avenue, situated on the easterly side of La Sierra Avenue, southerly of Arlington Avenue, in the R-1-65 - Single Family Residential Zone.

C. **DISCUSSION CALENDAR** - 9:00 a.m.

This portion of the City Planning Commission's agenda is for all matters where staff and public participation is anticipated, and for any item removed from the Consent Calendar by the City Planning Commission or the public at the beginning of the Commission meeting. Audience participation is encouraged.

3. **PLANNING CASE P04-1039:** Proposed Environmental Initial Study of a grading plan by Loren Brucker on behalf of Elmer Marroquin to create an approximately 11,000 square-foot split level building pad to accommodate an approximately 4,054 square-foot, two-story single family residence on approximately 0.78 vacant acres located at 4737 Indian Hill Road, situated on the northwesterly side of Indian Hill Road, northerly of Mission Inn Avenue, in the RC - Residential Conservation Zone. Related deviations to the Grading Ordinance may be considered. *(This project also involves Certificate of Appropriateness and Variance applications, Planning Cases P04-0753 and P04-1232,*

D. **PUBLIC HEARINGS** - 9:00 a.m.

- 4a. **PLANNING CASE P04-0803 (Continued from January 20, 2005):** Proposed Tract Map 32476 by CSL Engineering on behalf of the Merickel Companies to subdivide approximately 23 acres of vacant land into 34 lots for the future development of single family residences, situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue, in the RC - Residential Conservation and R-1-65-Single Family Residential Zones. *(This case is being concurrently heard with Planning Case P04-0967.) (The applicant requests further continuance to the March 3, 2005 meeting and staff concurs.)*
- 4b. **PLANNING CASE P04-0967 (Continued from January 20, 2005):** Proposed general plan amendment by CSL Engineering on behalf of the Merickel Companies to amend the General Plan land use designation for approximately 8.8 acres of vacant land situated on the southerly side of the future extension of Norwood Avenue, westerly of College Avenue from RHS - Hillside Residential to RLD - Low Density Residential. *(This case is being heard concurrently with Planning Case P04-0803.) (The applicant requests further continuance to the March 3, 2005 meeting and staff concurs.)*

- 5a. **PLANNING CASE P04-1289 (Continued from February 3, 2005):** Proposed conditional use permit by Terry Talley on behalf of Neal T. Baker Enterprises to construct an approximately 2,100 square foot fast food restaurant with a drive thru “Baker’s” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1290 and P04-1292.) (The applicant requests further continuance to March 3, 2005 and staff concurs.)*
- 5b. **PLANNING CASE P04-1290 (Continued from February 3, 2005):** Proposed conditional use permit by William Navigato to construct and operate an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blain Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1292.) (The applicant requests further continuance to March 3, 2005 and staff concurs.)*
- 5c. **PLANNING CASE P04-1292 (Continued from February 3, 2005):** Design Review of Plot Plan and Building Elevations by Terry Talley on behalf of Neal T. Baker Enterprises for an approximately 2,100 square foot fast food restaurant with a drive thru and an approximately 2,244 square foot automotive oil change facility “Grease Monkey” on approximately 1.06 vacant acres at 1300 West Blaine Street, situated on the southwesterly corner of Blaine Street and Iowa Avenue, in the C-2 - Restricted Commercial Zone. *(This case to be heard concurrently with Planning Cases P04-1289 and P04-1290.) (The applicant requests further continuance to March 3, 2005 and staff concurs.)*
- 6a. **PLANNING CASE P04-1513 (Continued from February 3, 2005):** Proposed conditional use permit by RHL Design Group Inc. on behalf of Chevron/Texaco to remodel an existing automotive service station on approximately 1.14 acres at 3390 La Sierra Avenue, situated on the southerly corner of La Sierra and Indiana Avenues, in the C-2-X-Restricted Commercial and Building Setback Combining Zone. *(This case to be heard concurrently with case P04-1514.) (Staff requests continuance to March 3, 2005.)*
- 6b. **PLANNING CASE P04-1514 (Continued from February 3, 2005):** Design Review (site plan and building elevations) of a proposal by RHL Design Group Inc. on behalf of Chevron/Texaco to remodel an existing automotive service station on approximately 1.14 acres at 3390 La Sierra Avenue, situated on the southerly corner of La Sierra and Indiana Avenues, in the C-2-X-Restricted Commercial and Building Setback Combining Zone. *(This case to be heard concurrently with case P04-1513.) (Staff requests continuance to March 3, 2005.)*
7. **PLANNING CASE P04-1031 (Continued from January 20, 2005):** Proposal of Eddy Sutiono, on behalf of the Sugarbush Properties, for variances related to the installation of two freestanding signs on 18 acres developed with a commercial center, “University Town Center”, at 1756 University Avenue, situated on the southwest corner of University and Chicago Avenues, in the C-2 – Restricted Commercial Zone. **Variances requested:** 1) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along Chicago Avenue, where the Zoning Code allows a maximum 25-foot high, double-face freestanding sign with a maximum sign area of 100-square feet and

three lines of copy; 2) to allow a 40-foot high, double-face freestanding sign with a sign area of 250-square-feet and nine lines of copy along University Avenue, where the Zoning Code allows a 6-foot high, double-face freestanding sign with a maximum sign area of 25-square-feet and two lines of copy.

8. **PLANNING CASE P04-1407 (Continued from February 3, 2005):** Proposed conditional use permit by Leslie Huscher on behalf of Big Springs School to establish a private school for a maximum of 20 learning impaired children grades Kindergarten through Sixth Grade within an existing office building on approximately 0.82 acres at 1189 Iowa Avenue, situated on the northwest corner of the intersection of Iowa and Columbia Avenues, in the MP - Manufacturing Park Zone.
- 9a. **PLANNING CASE P05-0005 (Continued from February 3, 2005):** Proposed rezoning by A.A. Webb on behalf of Thompson-Kimmel Land Company to amend the Municipal Code (Title 19) to rezone approximately 1.6 vacant acres, situated on the northwesterly corner of El Cerrito Drive and Sycamore Canyon Boulevard, from the R-3-Multiple Family Residential Zone to the R-1-65-Single Family Residential Zone. *(This case is being concurrently heard with Planning Case P04-1516)*
- 9b. **PLANNING CASE P04-1516 (Continued from February 3, 2005):** Proposed Tract Map 32820 by A.A. Webb Associates of behalf of Thompson-Kimmel Land Company, to subdivide approximately 21 vacant acres into 44 lots for single family residential purposes, situated on the northwesterly side of El Cerrito Drive, southwesterly of State Highway 60 in the R-1-65 -Single Family Residential, R-1-80-Single Family Residential and R-3-Multiple Family Residential Zones. *(This case is to be heard concurrently with Planning Case P05-0005)*
10. **PLANNING CASE P04-1493 and P04-1494:** Proposed Parcel Map 33033 and design review case by Robert Porter on behalf of Ed Bonanni, to subdivide approximately 4.3 acres into 8 parcels for industrial purposes and construct 8 industrial buildings, situated on the west side of Doolittle Street, south of Morris Street in the MP- Manufacturing Park Zone.
- 11a. **PLANNING CASE P04-1558:** Proposed rezoning by Fidelity Homes Inc. on behalf of Michael and Heather Wells to amend the Municipal Code (Title 19) to rezone approximately .89 acres developed with a single family residence and accessory structures at 3985 Strong Street, situated on the northerly side of Strong Street, west of the Springbrook Storm Drain Channel, from the RR-Rural Residential Zone to the R-1-65 - Single Family Residential Zone. *(This case is being heard concurrently with P04-1559 and P04-1560.)*
- 11b. **PLANNING CASE P04-1559:** Proposed Tract Map 32293 (revised) by Fidelity Homes Inc. on behalf of Michael and Heather Wells, to add approximately .89 acres and 8 lots to the previously approved tract map, situated on the northerly side of Strong Street, west of the Springbrook Storm Drain Channel in the RR-Rural Residential (tentative R-1-65) Zone. The revised map proposes the division of approximately 11 acres into 84 residential lots. *(This case is being heard concurrently with P04-1558 and P04-1560.)*
- 11c. **PLANNING CASE P04-1560:** Proposed revised planned residential development by Fidelity Homes Inc. on behalf of Michael and Heather Wells, for 8 two-story units together

with parking, private and common open space on approximately .89 acres at 3985 Strong Street, to be incorporated into a previously approved planned residential development, Cedar Park Village, situated on the northerly side of Strong Street, west of the Springbrook Storm Drain Channel, in the RR-Rural Residential (tentative R-1-65) Zone. The revised planned residential development proposes 84 residential units on approximately 11 acres. *(This case is being heard concurrently with P04-1558 and P04-1559.)*

12. **PLANNING CASE P04-1579:** Proposed conditional use permit by Craig Yocum to establish a vocational school on approximately 0.89 acres developed with an approximately 2,600 square foot office building and off-street parking at 1064 E. La Cadena Drive, situated on the easterly side of E. La Cadena Drive, southerly of Palmyrita Avenue, in the RO-Restricted Office Zone.

9:30 a.m.

- 13a. **PLANNING CASES P04-1476 and P04-1477:** Proposed planned residential development and design review by Withee Malcolm Architects on behalf of Lard investments L.P. to establish a 95 unit planned residential development with 95 one, two and three-bedroom apartment units together with parking, private and common open space areas on approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, in the R-1-65 Single Family Residential Zone. (These cases are being heard concurrently with Planning Case P04-1478.) *(The applicant requests continuance to March 3, 2005 and staff concurs.)*
- 13b. **PLANNING CASE P04-1478:** Proposed rezoning by Withee Malcolm Architects on behalf of Lard Investments L.P. to amend the Municipal Code (Title 19) to rezone approximately 4.42 acres developed with several abandoned accessory buildings located at 4826 Van Buren Boulevard, situated on the westerly side of Van Buren Boulevard southerly of Wells Avenue, from the R-1-65 Single Family Residential Zone and the C-2 - Restricted Commercial Zone to the R-3 Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1476 and P04-1477.) (The applicant requests continuance to March 3, 2005 and staff concurs.)*
- 14a. **PLANNING CASE P04-1094 (Continued from January 20, 2005):** Proposed General Plan Amendment by Watt Developers to amend the land use designation of approximately 20 acres developed with a drive-in theater, situated between Van Buren Boulevard and Gibson Street approximately 680 feet northwesterly of Lincoln Avenue from the PKO Other Recreation to RMD Medium High Density Residential . *(This case is being heard concurrently with Planning Cases P04-1095, P04-1444, P04-1445 and P04-1446).*
- 14b. **PLANNING CASE P04-1095 (Continued from January 20, 2005):** Proposed rezoning by Watt Developers to amend the Municipal Code (Title 19) to rezone approximately 20 acres of land developed with a drive-in theater, situated between Van Buren Boulevard and Gibson Street approximately 680 feet northwesterly of Lincoln Avenue, from the R-1-65 - Single Family Residential Zone to the R-3- 40 Multiple Family Residential Zone. *(This case is being heard concurrently with Planning Cases P04-1094,P04-1444, P04-1445 and P04-1446)*

- 14c. **PLANNING CASE P04-1444 (Continued from January 20, 2005):** Proposed Tract Map 32659 by R.T. Quinn and Associates on behalf of Watt Developers to subdivide approximately 20 acres of land developed with a drive-in theater for condominium purposes to facilitate the development of a 206-unit small lot single family residential development, situated between Van Buren Boulevard and Gibson Street approximately 680 feet northwesterly of Lincoln Avenue in the R-1-65 -Single Family Residential Zone (Proposed R-3-40 - Multiple Family Residential Zone). *(This case is being heard concurrently with Planning Cases P04-1094, P04-1095 P04-1445 and P04-1446).*
- 14d. **PLANNING CASES P04-1445 and P04-1446 (Continued from January 20, 2005):** Proposed planned residential development and the design review of a plot plan and building elevations by Watt Developers to establish a 206 unit small lot single family residential planned residential development together with parking, private and amenitized common open space areas on approximately 20 acres of land developed with a drive-in theater situated between Van Buren Boulevard and Gibson Street approximately 680 feet northwesterly of Lincoln Avenue, in the R-1-65 - Single Family Residential Zone (Proposed R-3-40 - Multiple Family Residential Zone). *(These cases are being heard concurrently with Planning Cases P04-1094, P04-1095 and P04-1444).*
15. **PLANNING CASES P04-1534 & P04-1536 (Continued from February 3, 2005):** Proposed revised conditional use permit and the design review of a revised plot plan and building elevations by HYC Ltd. Architecture on behalf of Parkview Community Hospital to install a 9,600 square-foot modular administrative office building and complete related minor modifications to existing on-site parking and circulation on approximately 12 acres developed with an existing community hospital facility consisting of three buildings totaling approximately 155,000 square feet at 3865 Jackson Street, situated on the easterly side of Jackson Street, southerly of Garfield Avenue, in the R-1-65 - Single Family Residential Zone.
- 16a. **PLANNING CASES P04-1306 AND P04-1307:** Proposed conditional use permit and the design review of a plot plan and building elevations by Reeves Associates on behalf of Lake Development Group to establish a 15,004 square-foot drug store with a drive-thru pharmacy and a 1,152 square-foot restaurant building on an approximately 1.23 acre site developed with a used car dealership and auto repair facility at 3375 Market Street, situated on the westerly side of Market Street between 3rd and 4th Streets, in the DSP-RC - Downtown Specific Plan - Raincross District. *(These cases are being heard concurrently with Planning Case P05-0035)*
- 16b. **PLANNING CASE P05-0035:** Proposed specific plan amendment by Reeves Associates on behalf of Lake Development Group to amend the Downtown Specific Plan - Raincross District guidelines to allow drive-thru pharmacies for the pick-up of prescription drugs and the and drop-off of drug prescriptions in conjunction with a full service drug store containing at least 15,000 square feet of floor area, subject to a Conditional Use Permit. *(This case is being heard concurrently with Planning Cases P04-1306 and P04-1307)*

10:00 a.m.

17. **PLANNING CASE P04-1309 (Continued from February 3, 2005):** Proposed conditional use permit by Malcolm McCassy to establish a private recreational facility consisting of an indoor mini-motorcycle track within an existing warehouse building on approximately 2 acres at 3230 Vine Street, situated on the westerly side of Vine Street between Third Street and First Street, in the M - 2 – General Manufacturing Zone. *(The applicant requests continuance to the March 3, 2005 meeting and staff concurs.)*
18. **PLANNING CASE P04-1238 (Annexation 101- Mariposa Avenue):** Consideration of an annexation report and plan for providing services and to establish appropriate pre-zoning and General Plan land use designations to be placed on approximately 225 vacant acres generally bounded by Gamble Avenue to the west, Krameria Avenue to the north, Mariposa Avenue to the south and Obsidian Drive to the east. *(This case is related to P04-0912, P04-1372 and P05-0006).*
19. **PLANNING CASE P04-0912:** Proposed Tract Map No. 32646, a proposal by M.R. South Partners, L.P. to subdivide 80.44 acres into 96 residential lots and 2 open space/detention basin lots located at the southwest corner of Chicago Avenue and Krameria Street in the R-1-125-SP Single Family Residential - Orangecrest Specific Plan Combining Zone and the R-A-SP Residential Agricultural - Orangecrest Specific Plan Combining Zone. *(This case is related to P04-1238).*
- 20a. **PLANNING CASE P05-0006 (Continued from February 3, 2005):** Proposed Specific Plan Amendment by Century American Development Corporation to amend the Orangecrest Specific Plan to incorporate Proposed Tract Map 32997 and to establish site development standards for the 38.6 acres of land located at the southeast corner of Chicago Avenue and Krameria Street within the R-1-125-SP Single Family Residential Zone - Orangecrest Specific Plan Combining Zone. *(This case is being heard concurrently with P04-1372-T32997).*
- 20b. **PLANNING CASE P04-1372 (Continued from February 3, 2005):** Proposed Tract Map 32997, a proposal by Century American Development Corporation to subdivide approximately 38.6 acres of land into 96 residential lots and one open space/detention lot located at the southeast corner of Chicago Avenue and Krameria Street in the R-1-125-SP Single Family Residential - Orangecrest Specific Plan Combining Zone. *(This case is being heard concurrently with Planning Case P05-0006 - Orangecrest Specific Plan Amendment).*
21. **PLANNING CASE P04-0913:** Proposal by the Woodcrest Christian School System to change the street name for a portion of Dauchy Avenue between Van Buren Boulevard and a point approximately 1,260 feet south from Dauchy Avenue to Royal Drive.
- 22a. **PLANNING CASE P04-1531:** Proposed conditional use permit by Dennis Tanida, on behalf of Neil Bhakta, to expand a non-conforming use by adding a 1, 011-square-foot, second story, storage room to an existing motel “Thunderbird Motel” on approximately .69 acres at 2711 University Avenue, situated on the northerly side of University Avenue between Victoria Avenue and Comer Street, in the C-2-SP – Restricted Commercial and

University Specific Plan Combining Zone. *(This case is to be heard concurrently with Planning Case P04-1532)*

- 22b. **PLANNING CASE P04-1532:** Proposed design review of a plot plan and building elevations by Dennis Tanida, on behalf of Neil Bhakta, to renovate the Thunderbird Motel on approximately .69 acres at 2711 University Avenue, situated on the northerly side of University Avenue between Victoria Avenue and Comer Street, in the C-2-SP – Restricted Commercial and University Specific Plan Combining Zone. *(This case is to be heard concurrently with Planning Case P04-1531)*
23. **PLANNING CASE P04-1565:** Proposed environmental review of a proposal by the City of Riverside Public Works Department to extend sanitary sewer treatment services to the Highgrove Community for three areas including 70 acres adjacent to Main Street between approximately 380 feet northerly of Carter Avenue and Placentia Lane, approximately 200 acres generally bounded by Orange Street on the west, State Route 91/Interstate 215 to the east, Nash Street on the south and the Riverside/San Bernardino County line on the north and approximately 2,230 acres generally bounded by State Route 91/Interstate 215 on the west, the Box Springs Mountains on the east, the Riverside/ San Bernardino County line on the north and Riverside City limits on the south.
24. **NOTICE OF PROPOSED AMENDMENT TO TITLE 19 OF CITY CODE (ZONING)**
PLANNING CASE P04-1369: Proposal of City of Riverside to amend the Zoning Ordinance (Title 19 of the Municipal Code) by revising Chapter 19.65 (Planned Residential Developments) to allow for the clustering of permitted residential units between single family zones occurring within the limits of a PRD for single family residences.

6:00 p.m.

25. **PLANNING CASE P04-0178:** Planning Commission review of the General Plan 2025 Program and related Final Program Environmental Impact Report (SCH NO. 2004021108). The General Plan 2025 Program consists of the following components: 1) the City of Riverside General Plan 2025; 2) the comprehensive revision of the City of Riverside Zoning Code (Title 19 of the Municipal Code) and the rezoning of properties to reflect new zone names; 3) the comprehensive revision of the City of Riverside Subdivision Code (Title 18 of the Municipal Code); 4) the Citywide Design Guidelines; and 5) the Implementation Plan.

F. **DISCUSSION OF FUTURE AGENDA ITEMS**

G. **MISCELLANEOUS PLANNING AND ZONING ITEMS**

26. Report from the City Planning Commission representative to the City Land Use Committee.
27. Recent City Council actions of interest to the City Planning Commission.
28. Briefing on upcoming agenda items.

- H. **MINUTES** The minutes of September 30, 2004 (Workshop), November 4, 2004 (Workshop), and December 9, 2004 to be presented for approval.

I. **ADJOURNMENT**

Adjournment to the March 3, 2005 meeting at 9:00 am.